

653 11TH STREET

OAKLAND, CA



Building For Sale Or Lease

Beautiful Office in Historic Old Oakland Neighborhood

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CHROMATA

DISCLAIMER

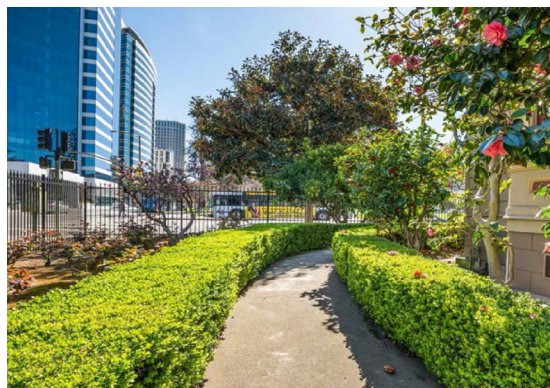
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THE OFFERING



EXECUTIVE SUMMARY

Chromata Real Estate, as exclusive advisor, is pleased to offer 653 11th Street, Oakland, for sale or lease. This ±2,900-square-foot Victorian office building occupies an impeccably landscaped ±7,500-square-foot parcel with gated parking. Prominently situated across from Lafayette Square in Old Oakland, the property is near Downtown Oakland's business, government, and transportation centers.

The late-19th-century structure was comprehensively renovated and upgraded to code in 1982 while preserving its distinctive Eastlake Victorian character, including exceptional woodwork, decorative glass, bay windows, and generously proportioned interiors. A wrought-iron perimeter fence surrounds the beautifully landscaped grounds.

LEASE TERMS

- ±2,900-square-foot building w/gated parking
- Rental Rate: \$2.00 per SF per month, NN
- Low NN expenses
- Tenant improvement allowance available
- Available immediately

SALE TERMS

- Asking Price: \$1,295,000
- Price per SF: \$446
- Delivered vacant
- Creative seller financing available;
call broker for details

PROPERTY INFORMATION

ADDRESSES: 653 11th Street, Oakland

SITE IMPROVEMENTS: Two-Story Building

BUILDING AREA: +/- 2,900 Square Feet

LOT SIZE: +/- 7,500 Square Feet

ASSESSOR'S PARCEL NO.: APN 002-0023-005-00

ZONING: D-DTRX — Downtown District Mixed Residential Zone

LANDMARK STATUS: Oakland City Landmark

SITE: Corner lot with frontage on 11th Street and on Martin Luther King JR Way.

YEAR BUILT: Late 19th Century. Extensive Renovations with code upgrades in 1982.

ARCHITECTURE: Stick-style Victorian with decorative elements associated with the Eastlake movement. Its architectural features include:

- A pitched, cross-gabled roof
- Decorative wooden trusses and "stickwork" in the gables
- Tall, narrow windows
- Ornamental brackets and patterned wood siding
- An asymmetrical façade and projecting bay windows
- A prominent Victorian porch and detailed exterior millwork

CONSTRUCTION: Wood Frame with Wood Exterior Siding.

ADA ACCESS: ADA ramp recently installed.

LANDSCAPING: Mature garden with fruit trees, rose bushes and other ornamental plants all protected by an elegant wrought iron fence around the property perimeter.

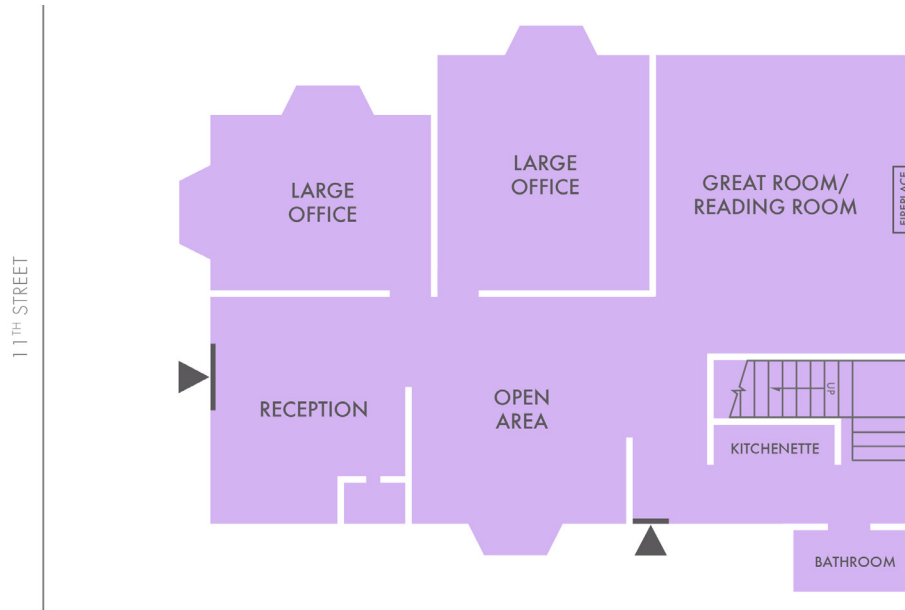
PARKING: Paved, gated lot for up to six cars. Ample street parking as well.

UTILITIES: Electricity, Gas, Water.

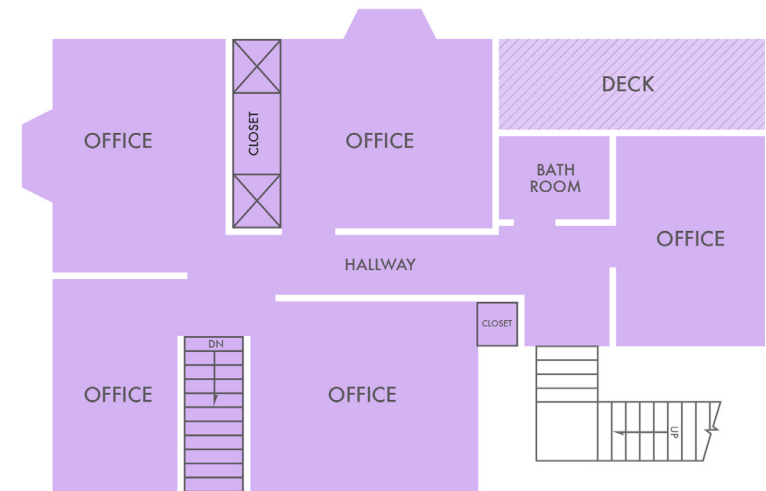


FLOOR PLAN

Seven large private offices featuring bay windows, a large meeting room with exceptional window-line and above standard finishes, open area, kitchenette, bathrooms on each floor.



FIRST FLOOR



SECOND FLOOR

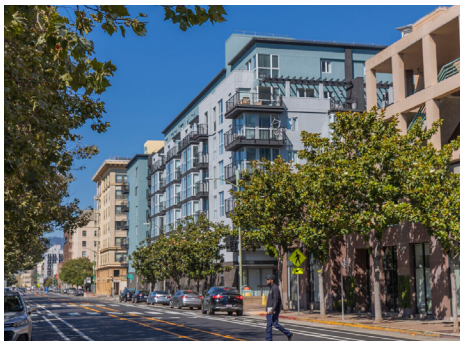
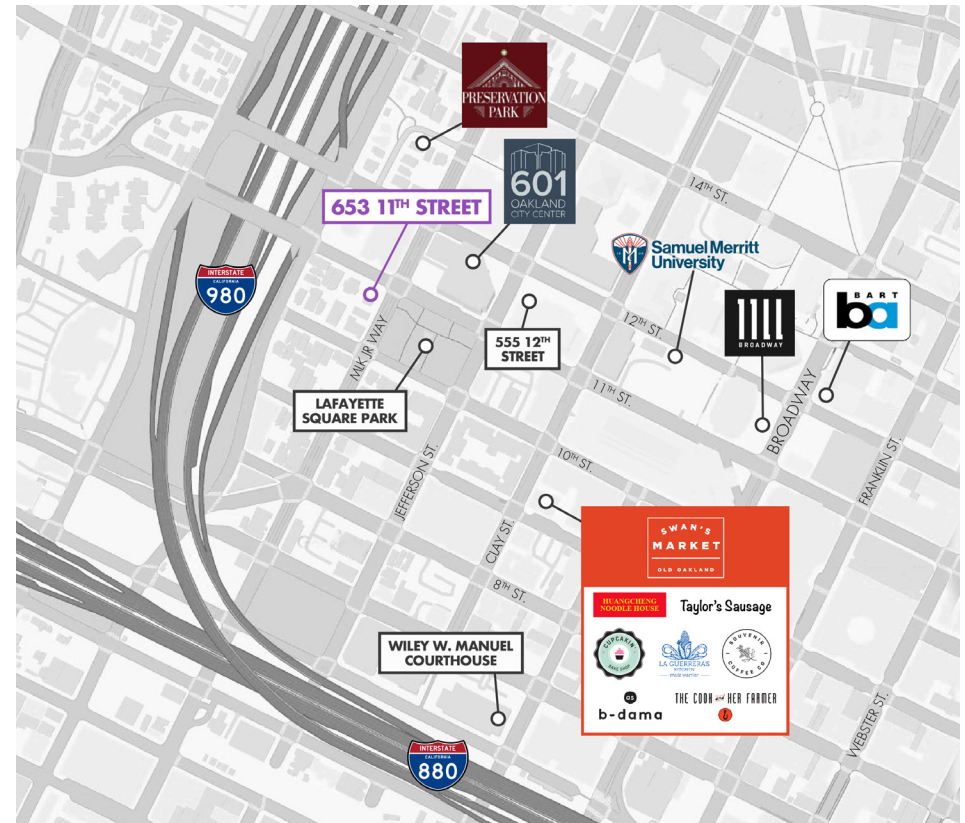
IN THE NEIGHBORHOOD

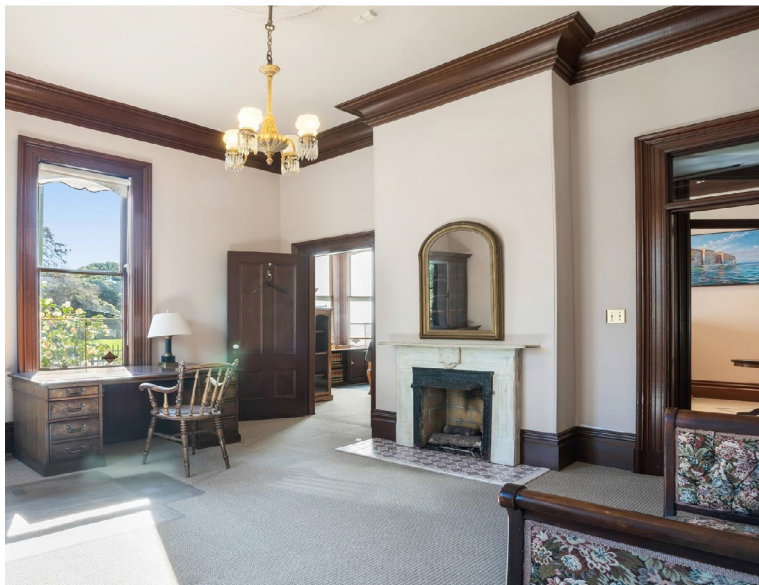
653 11th Street occupies a prominent Old Oakland location directly across from Lafayette Square and steps from Preservation Park.

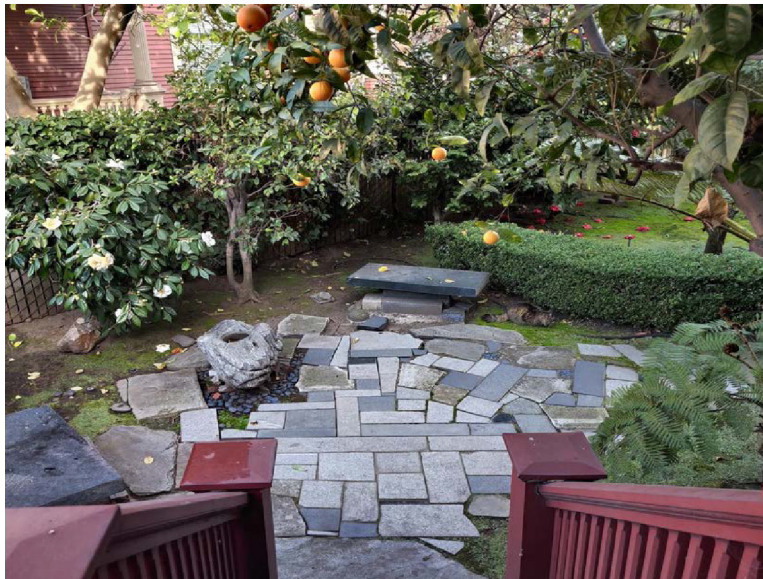
The property offers immediate access to Oakland's principal business, government, and transportation centers. It faces 601 City Center and is within a block of 555 12th Street, Samuel Merritt University's newly completed downtown campus, 1111 Broadway, and Oakland City Center. Oakland City Hall and the federal and county courthouses are also within easy walking distance.

Old Oakland's lively neighborhood amenities include popular restaurants and cafés such as The Cook and Her Farmer, Las Guerreras, Ratto's, Popoca, Square Pie Guys, Greens, and Blue Bottle Coffee, along with fitness studios, salons, galleries, and medical and dental offices.

The 12th Street/Oakland City Center BART station is just a few blocks away, providing convenient access throughout the Bay Area. Interstates 880, 980, and 580—and the Bay Bridge—are also easily accessible.







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